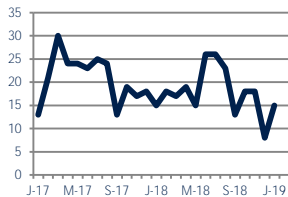


### Units Sold

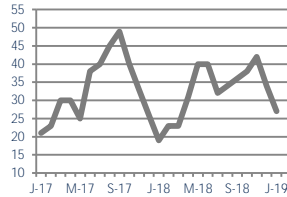
15



No Change  
Vs. Year Ago

### Active Inventory

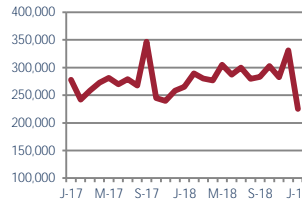
27



Up 42%  
Vs. Year Ago

### Median Sale Price

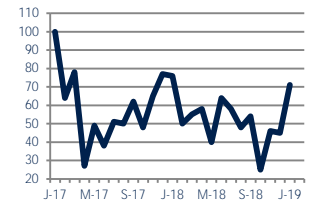
\$225,000



Down  
Vs. Year Ago

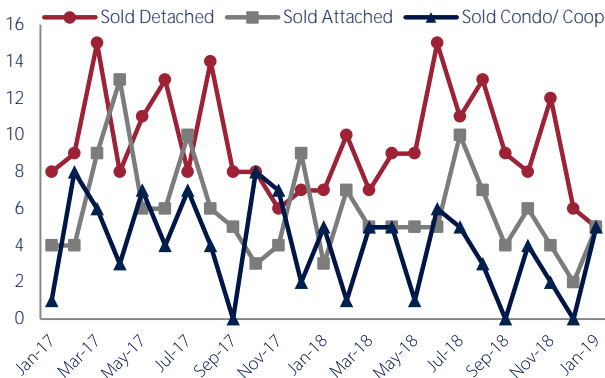
### Days On Market

71



Down -7%  
Vs. Year Ago

### Units Sold\*



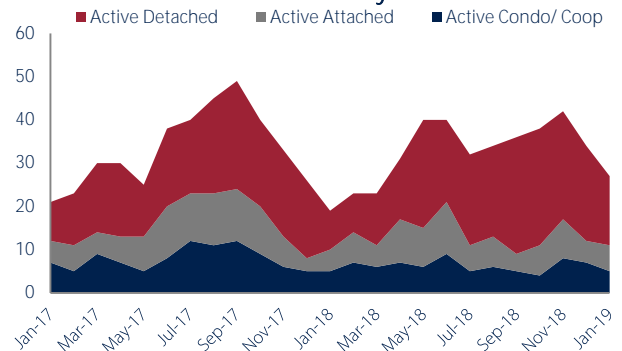
### Units Sold

There was an increase in total units sold in January, with 15 sold this month in Manassas Park City, an increase of 88%. This month's total units sold is similar compared to a year ago.

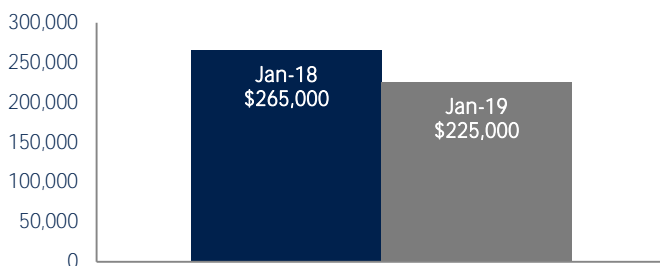
### Active Inventory

Versus last year, the total number of homes available this month is higher by 8 units or 42%. The total number of active inventory this January was 27 compared to 19 in January 2018. This month's total of 27 is lower than the previous month's total supply of available inventory of 34, a decrease of 21%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last January, the median sale price for Manassas Park City Homes was \$265,000. This January, the median sale price was \$225,000, a decrease of \$40,000 compared to last year. The current median sold price is lower than in December.

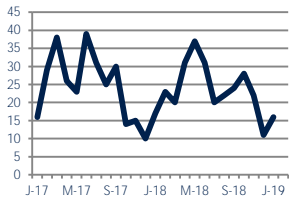
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.

### New Listings

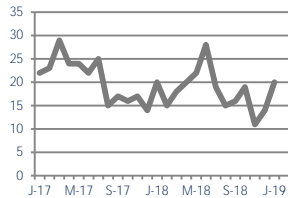
16



**Down -6%**  
Vs. Year Ago

### Current Contracts

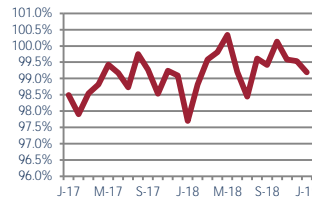
20



**No Change**  
Vs. Year Ago

### Sold Vs. List Price

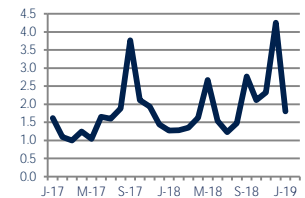
99.2%



**Up 1.5%**  
Vs. Year Ago

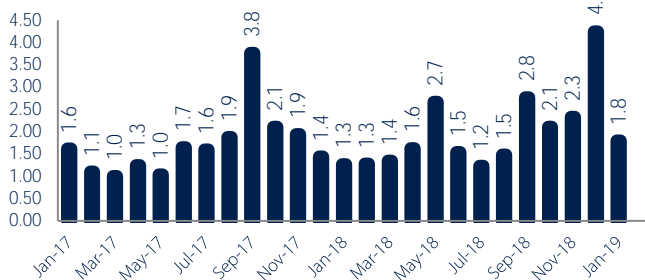
### Months of Supply

1.8



**Up 42%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

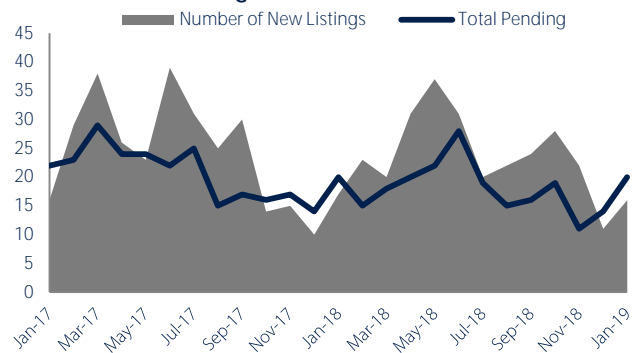
In January, there was 1.8 months of supply available in Manassas Park City, compared to 1.3 in January 2018. That is an increase of 42% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

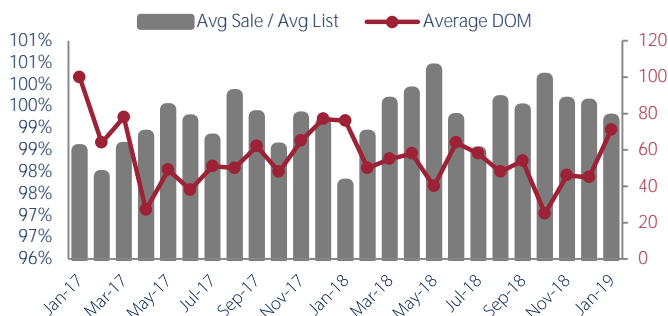
### New Listings & Current Contracts

This month there were 16 homes newly listed for sale in Manassas Park City compared to 17 in January 2018, a decrease of 6%. There were 20 current contracts pending sale this January, consistent with the volume a year ago. The number of current contracts is 43% higher than last month.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In January, the average sale price in Manassas Park City was 99.2% of the average list price, which is 1.5% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 71, lower than the average last year, which was 76, a decrease of 7%.



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